



Mayor's Office of Community Development

Developer Workshop

March 29, 2022

Overview

- Introductions & Purpose
- Privatized Financing Presentation - Will M. Campbell, Jr. MA, b1 Foundation
- Developer 101
 - Housing & Urban Development Funding Sources
 - Entitlement – Examples of Past Projects
 - Other Non-Entitlement Funding
 - How Government Funding Works
 - Requirements
 - City–Parish Priorities
 - Special Designations for Developers to Consider
 - Life Cycle of a Grant Project
 - Compliance
 - What's On the Radar
- Morning and Evening Roundtable Discussions
 - City Parish: Tasha Saunders, OCD and Blake Steiner, Permitting
 - Partners: Wendy Daniels, Beechwood Residential;
Carl Dillon, Urban Restoration Enhancement Corp;
Larry Dents, Jr, HOPE Credit Union; and
Will M. Campbell, Jr. MA, b1 Foundation
- Questions and Answers

Office of Community Development DEVELOPER INFORMATIONAL MEETING

This overview reflects information discussed at
at both the AM and PM sessions.



PRIVATIZED FINANCING PRESENTATION

WILL M. CAMPBELL, JR. MA B1 FOUNDATION

DEVELOPER 101 AM SESSION

TASHA SAUNDERS, DIRECTOR EBR OFFICE OF COMMUNITY DEVELOPMENT

Workshop Objectives



Educate local developers about grant funding sources

Overview of grant rules, regulations, and requirements

Developer 101

See the funding in action and gain insight on how to prepare your business to partner with City-Parish.



ENTITLEMENT PROGRAMS

EBR PARISH RECEIVES ANNUAL ALLOCATIONS



CDBG

- Community Development Block Grant
- Assists low-income persons through a variety of eligible activities

HOME

- HOME Investment Partnerships Program
- Provides housing and housing assistance to low-income persons

HOPWA

- Housing Opportunities for Persons with AIDS
- Provides supportive services, housing, and housing assistance to persons with HIV/AIDS and their families

ESG

- Emergency Solutions Grant
- Provides supportive services, housing, and housing assistance to homeless or near homeless individuals



CDBG Project Examples

Left: Habitat for Humanity – Demolition Grant for new housing development on N 28th Street

Right: Urban Restoration Enhancement Corp– Land Acquisition for New Construction for Foster Oaks



HOME Project Examples

Left: Plan B, Phase II – construction of 3 duplexes producing six three-bedroom housing units on Roselawn Ave

Right: Habitat for Humanity – Construction of 3 single family, 2 three-bedroom, and 1 four-bedroom residential units on N 28th St

NON-ENTITLEMENT FUNDING



- **Lead-Based Paint Hazard Reduction**
 - Used to identify and clean up dangerous lead in LMI family households
- **U.S. Treasury**
 - Emergency Rental Assistance Program (ERAP)
- **American Rescue Plan Act (ARPA)**
 - In response to the pandemic
 - Various eligible uses and activities
- **Coronavirus Aid, Relief, and Economic Security Act (CARES)**
 - In response to the pandemic
 - Economic impact payments, homeowner assistance, State and local fiscal recovery funds
- **Weatherization Assistance Program**
 - Weatherizes homes to improve heating and cooling efficiency
- **CDBG Declared Disaster Recovery Funds (DDRF)**
 - Housing projects
- **CDBG Disaster Recovery (CDBG-DR)**
 - Tied to a specific disaster
 - Must be used to meet an unmet need cause by the named disaster

PROJECT REQUIREMENTS

- Propose projects that:
 - Are “shovel ready”
 - Provide benefits for low-income (LMI) persons
 - Have a low cost per client (funding awarded/number of beneficiaries)
 - Address an unmet need
 - Meet goals listed in EBR Consolidated and Annual Plans
- Prerequisites
 - Acquire a “Data Universal Numbering System” number
 - Active” entity registration with the System for Award Management (<https://sam.gov/content/home>)
 - “Active” and “In good standing” with the Louisiana Secretary of State
 - “Active” registration with the City-Parish vendor portal payment system, see handout for detailed instructions
 - City-Parish Insurance requirements, see handout
- Environmental Reviews
 - Environmental reviews are required for ALL projects.
 - Be aware of the circumstances surrounding your project site.
 - **DON'T START A PROJECT OR SIGN A CONTRACT UNTIL YOUR PROJECT HAS BEEN ENVIRONMENTALLY CLEARED BY THE CITY-PARISH AND HUD.**

Developer 101 - EBR Priorities

- Review EBR OCD planning documents at <https://www.brla.gov/855/Office-of-Community-Development>
 - All pertinent Entitlement grant planning documents are located here
- Pay close attention to the Five-Year Consolidated Plan and accompanying Annual Action Plans
 - These documents include priorities for the allocation of HUD funding
 - Communities that are targeted for projects
 - Types of projects to be implemented
- City-Parish news and updates are on the website landing page at <https://www.brla.gov/>
- Sign up for Google Alerts for EBR and other funding opportunities <https://www.google.com/alerts>



Developer 101- Special Designations for Developers to Consider

Community Housing Development Organization (CHDOs) and Community Based Development Organization (CBDOs):

- EBR is permitted by HUD to designate developers as either a CHDO or CBDO
- Specific criteria needs to be met in order to qualify as either a CHDO or CBDO
- Having one of these designations MAY provide a developer with more access to CDBG and/or HOME funds.

Developer 101- Special Designations for Developers to Consider

Community Housing Development Organization (CHDO):

- A private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves.
- To qualify as a CHDO, an organization must meet certain requirements pertaining to their legal status.
- At least 15% of HOME funds must be set aside for specific activities to be undertaken by CHDOs.
- In order to count towards the 15% set aside, the CHDO must act as the owner, developer, or sponsor of a project that is an eligible set-aside activity.
- Eligible activities include acquisition or rehab of rental housing, new construction of rental housing, acquisition or rehab of homebuyer properties, new construction of homebuyer properties, and direct financial assistance to purchases or HOME-assisted housing developed with HOME funds by the CHDO.
- See handout for more information about how to qualify as a CHDO.

Developer 101- Special Designations for Developers to Consider

Community Based Development Organization (CBDO)

- Funds may be used to carry out certain activities in connection with neighborhood revitalization, community economic development or energy conservation projects.
- A neighborhood revitalization project must include activities of sufficient size and scope to have an impact on the decline of a particular neighborhood.
- The neighborhood must be designated in a local comprehensive or other planning document.
- Projects that address a lack of affordable housing accessible to existing or planned jobs are considered eligible under a community economic development project.
- See handout for more information about how to qualify as a CBDO.

Developer 101- Lifecycle of a Grant Project

Project Selection *60 Days*

- NOFA and Project Selection/Procurement
- Subrecipient Risk Assessment
- HOME Subsidy Layering Review (if applicable)

Project Implementation *60 to 120 Days*

- Prepare and Complete Environmental Review Record*
- Execute Subrecipient Agreement/Contract
- Conduct initial Technical Assistance Meeting

Project Monitoring *Ongoing*

- Conduct Labor Compliance Visits (if applicable)
- Process Subrecipient Invoices
- Review Subrecipient Beneficiary Data
- Conduct on-site monitoring of subrecipient

Project Closeout *60 Days*

- Reconcile Project Budget
- Run final Expenditure Reports
- Ensure all Beneficiary Data is collected
- Prepare HUD Project Monitoring Checklist and Ensure File Completion

*The ERR may take longer than 120 days

What's on the Radar?

- Lead-Based Paint Hazard Reduction
 - Project in early stages
 - Assistance will be provided to single-family homes
 - Both renter and owner occupied may qualify
- American Rescue Plan Act (ARPA)
 - HOME funding opportunities will be coming available
 - RFPs will include pertinent requirements and scoring criteria
- CDBG Declared Disaster Recovery Funds (DDRF)
 - RFP to be issued soon
 - “Small” developer opportunities for rehab only
- CDBG Disaster Recovery (CDBG-DR)
 - Recently announced funding to be allocated to EBR and other Parishes
 - Waiting on HUD guidance before preparing Action Plan
 - Follow EBR OCD website for publication of plan
 - Public notice ran in BR Advocate to announce public comment period
- HUD Entitlement Funding
 - Action Plan due to HUD August 15th
 - Public hearings announced in the newspaper and on the EBR website

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AM ROUNDTABLE DISCUSSION FEATURED PANELISTS

Developer 101 - Roundtable Discussion

Wendy Daniels
President/CEO
Beechwood Residential

Carl Dillon
President/CEO
Urban Restoration Enhancement Corporation

Tasha Saunders
Director
EBR Office of Community Development

Blake Steiner
Deputy Building Official
Department of Development

Larry Dents Jr.
Commercial Loan Officer II
Hope Enterprise Corporation
Hope Credit Union

Will M. Campbell, Jr. MA,
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DEVELOPER 101 PM SESSION

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QUESTIONS AND ANSWERS AM AND PM SESSIONS

Stay Connected

Join the Mayor's Office of Community Development email database to receive real-time updates on funding announcements and upcoming seminars/workshops.

Visit the OCD website for the latest news and developments.
<https://www.brla.gov/communitydevelopment>

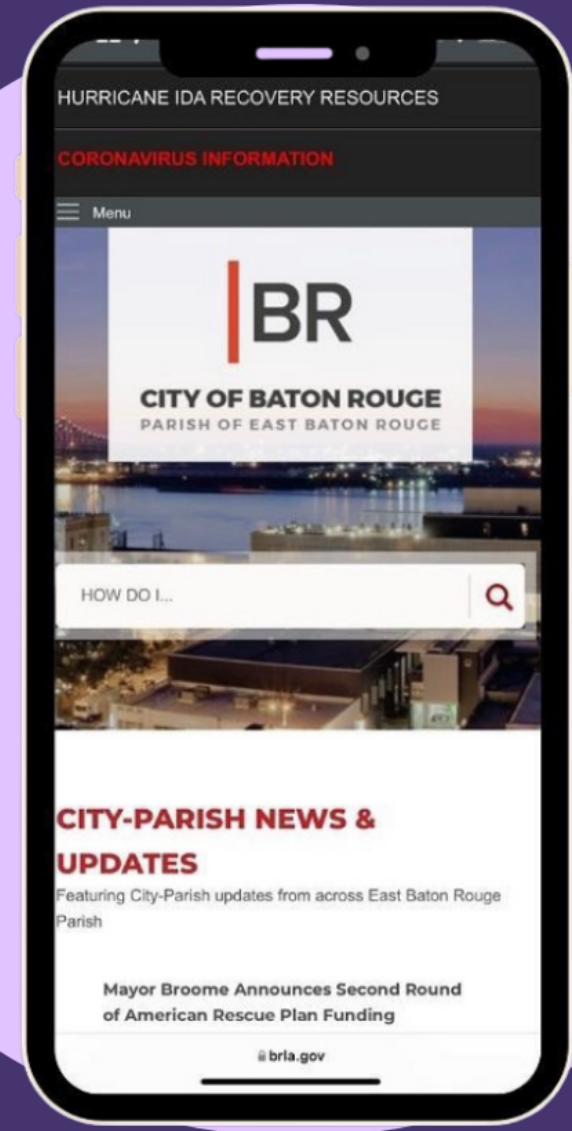
Submit project applications to EBR OCD when NOFAs are published

All NOFAs and RFPs are published in the Baton Rouge Advocate in the Public Notice section

Follow the City-Parish Facebook page
facebook.com/cityofbatonrouge

Sign-up for email updates at brla.gov/communitydevelopment

Call OCD at 225-389-3039 or email at ocd@brla.gov





Thank you!

For more resources, visit the links below.